

A photograph of a residential street with large trees and a car parked on the left. The text is overlaid on the image.

Oakwood Neighborhood

September 2010

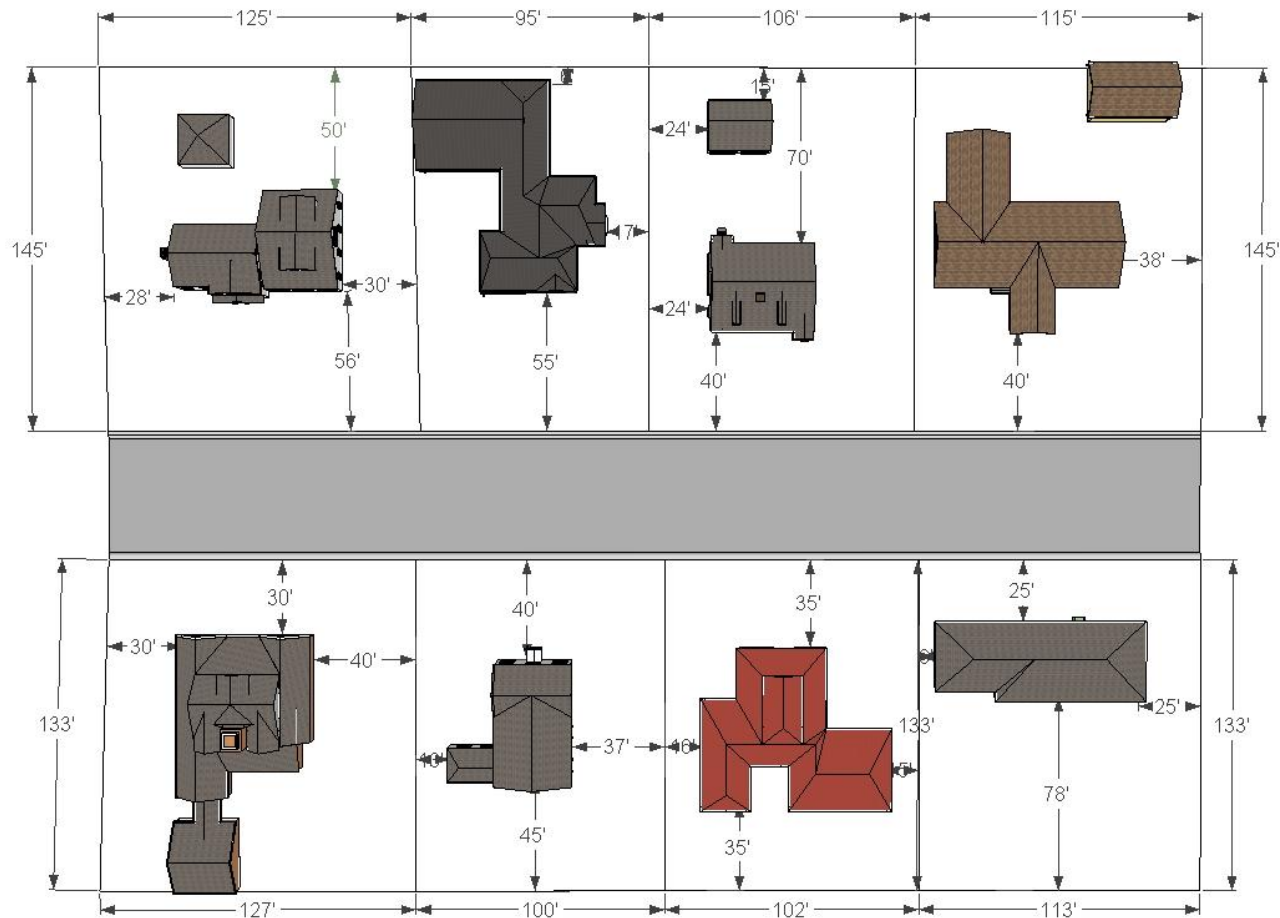
HISTORY AND CONTEXT

Current Regulations
Single-Family Overlays
Historic Preservation

Current Regulations

- Setbacks
- Building Height
- Lot Size
- Density

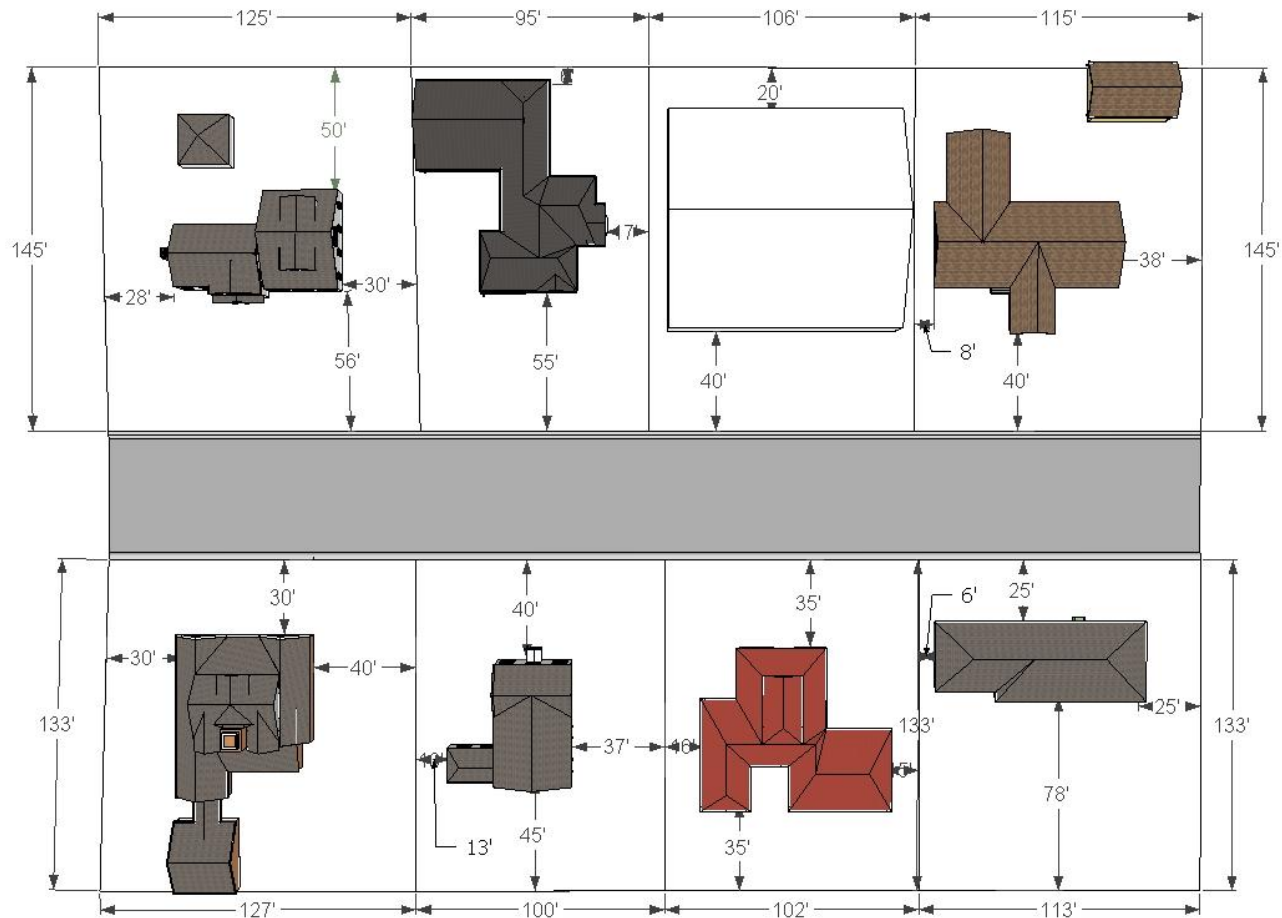
Existing Street Layout



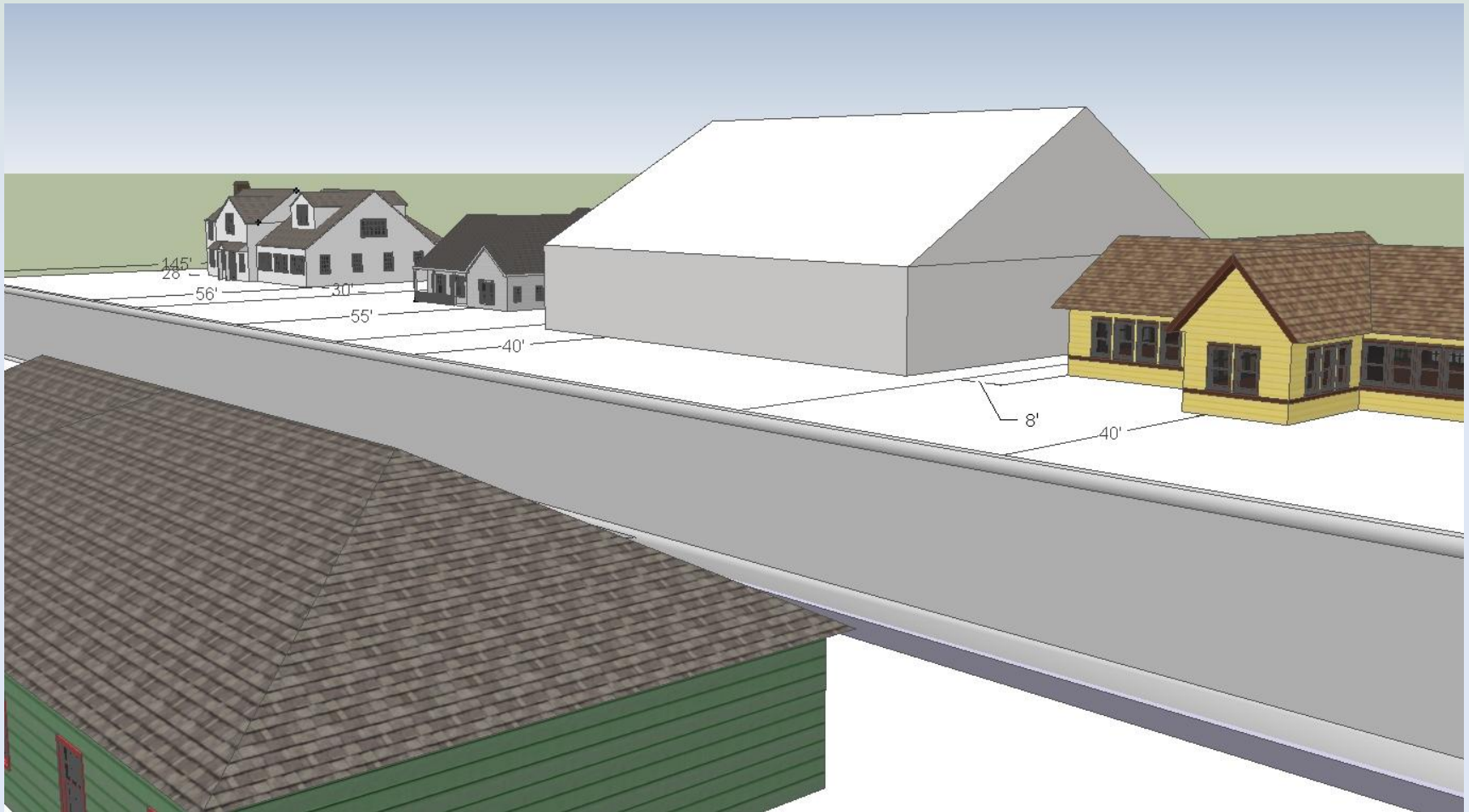
Existing Street View



Potential Buildout



Potential Buildout Street View



Pros

- Standardized
- Already in place
- Easy to understand

Cons

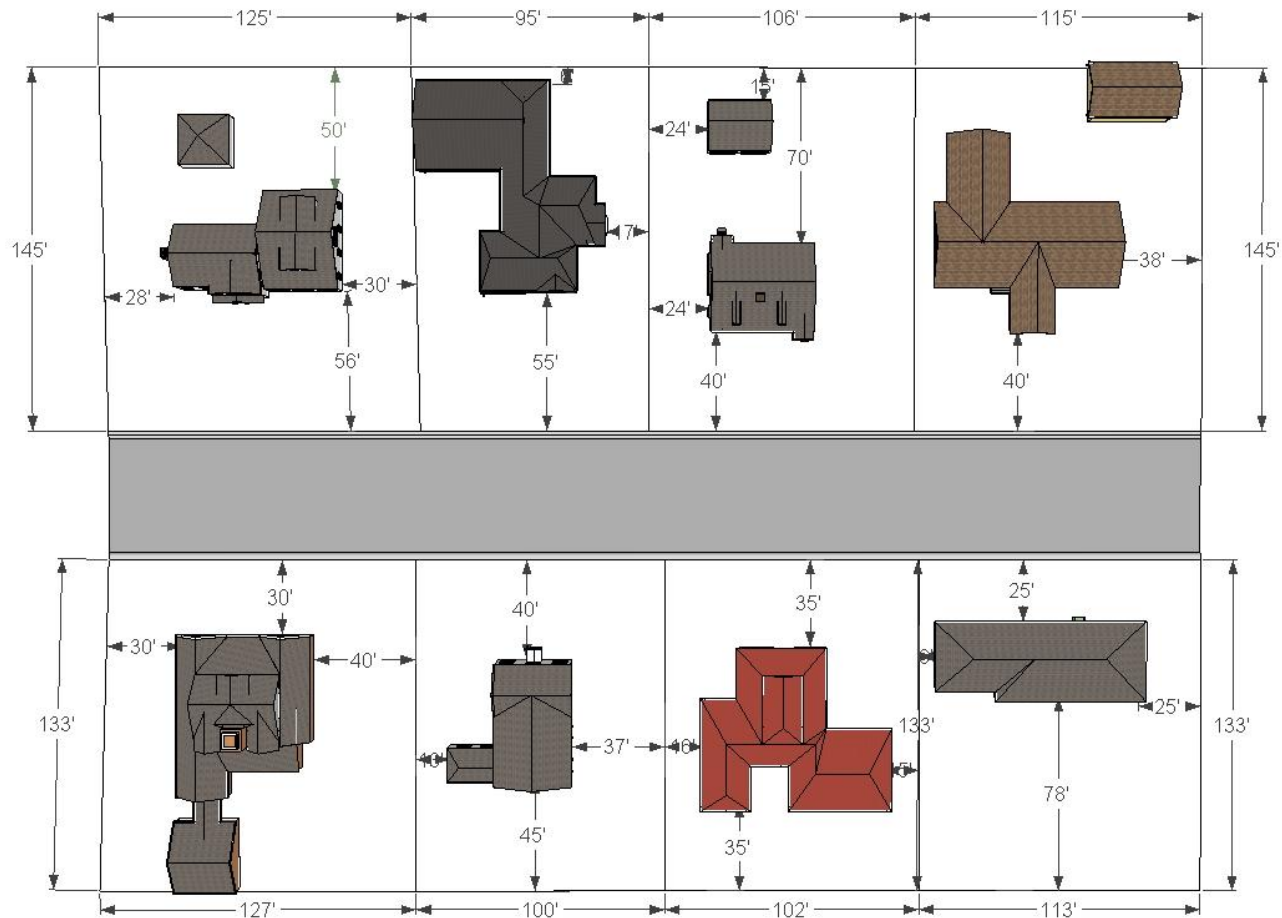
- Not adjustable to neighborhood
- Variances often approved
- Does not account for outlier properties
- Limited regulation

NEIGHBORHOOD PREVAILING OVERLAY

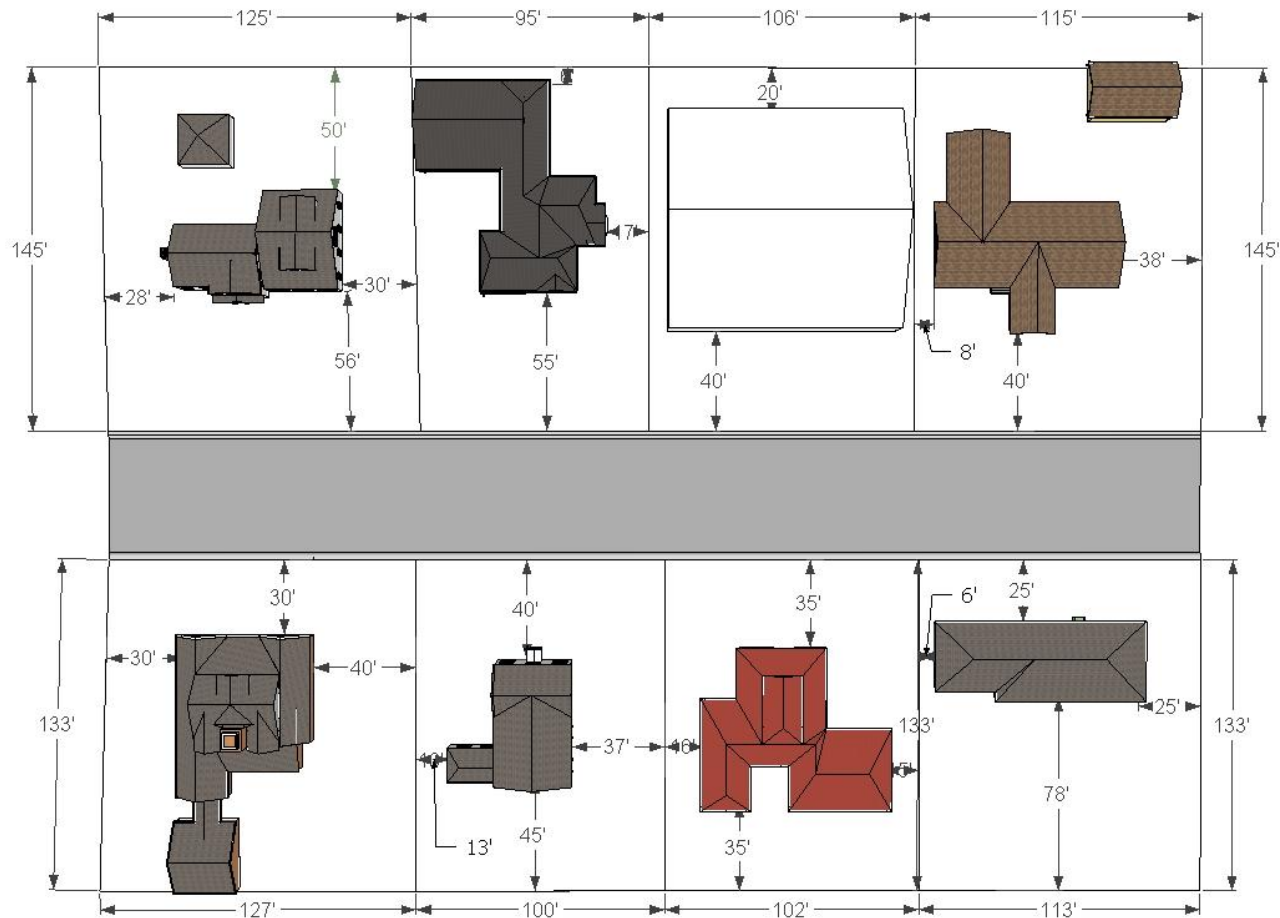
Neighborhood Prevailing Overlay District

- ❖ Nine fixed regulations
 - ❖ Setbacks (front, side street)
 - ❖ Lot size
 - ❖ Lot coverage
 - ❖ Garage location/access
 - ❖ Tree/landscape preservation and maintenance

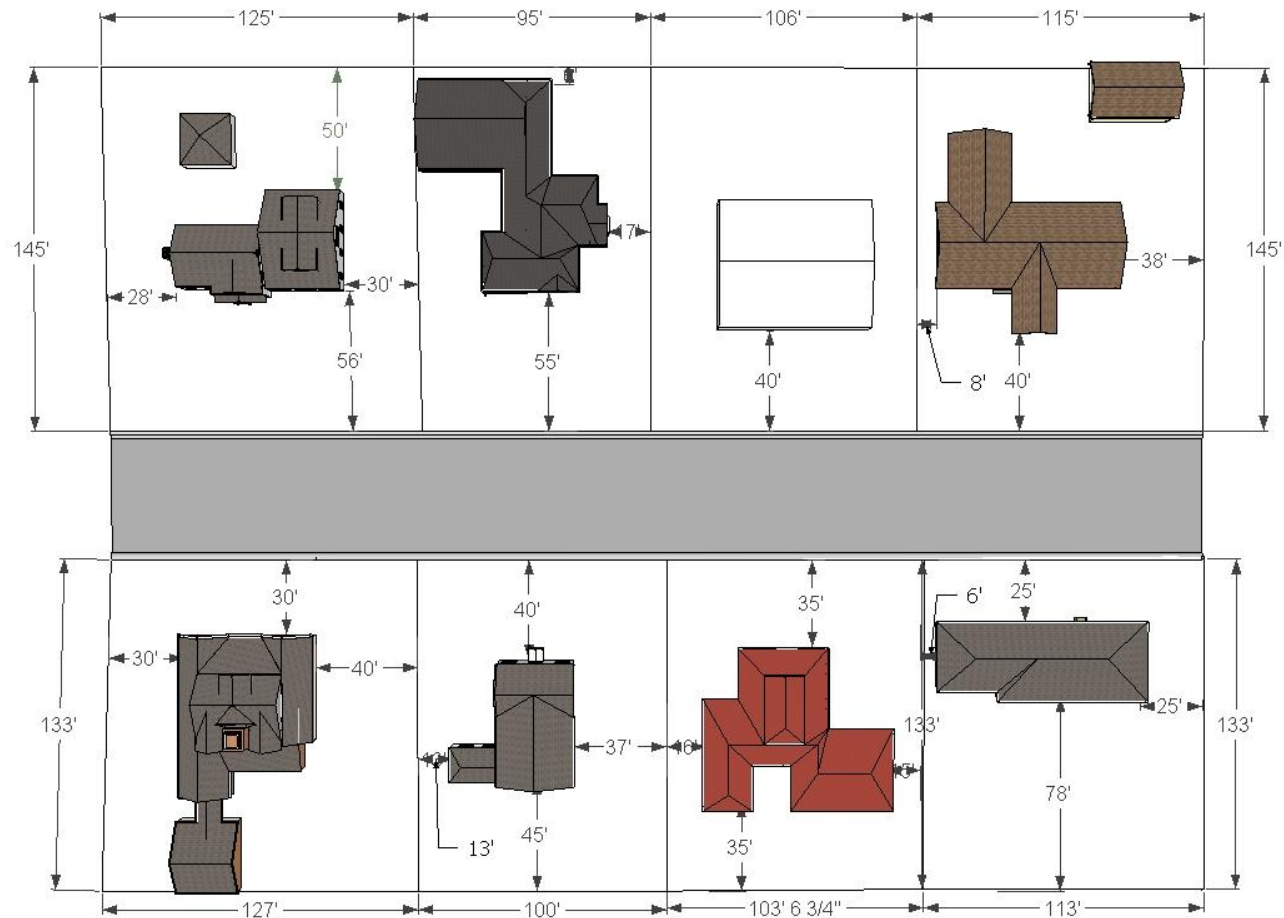
Existing Street Layout



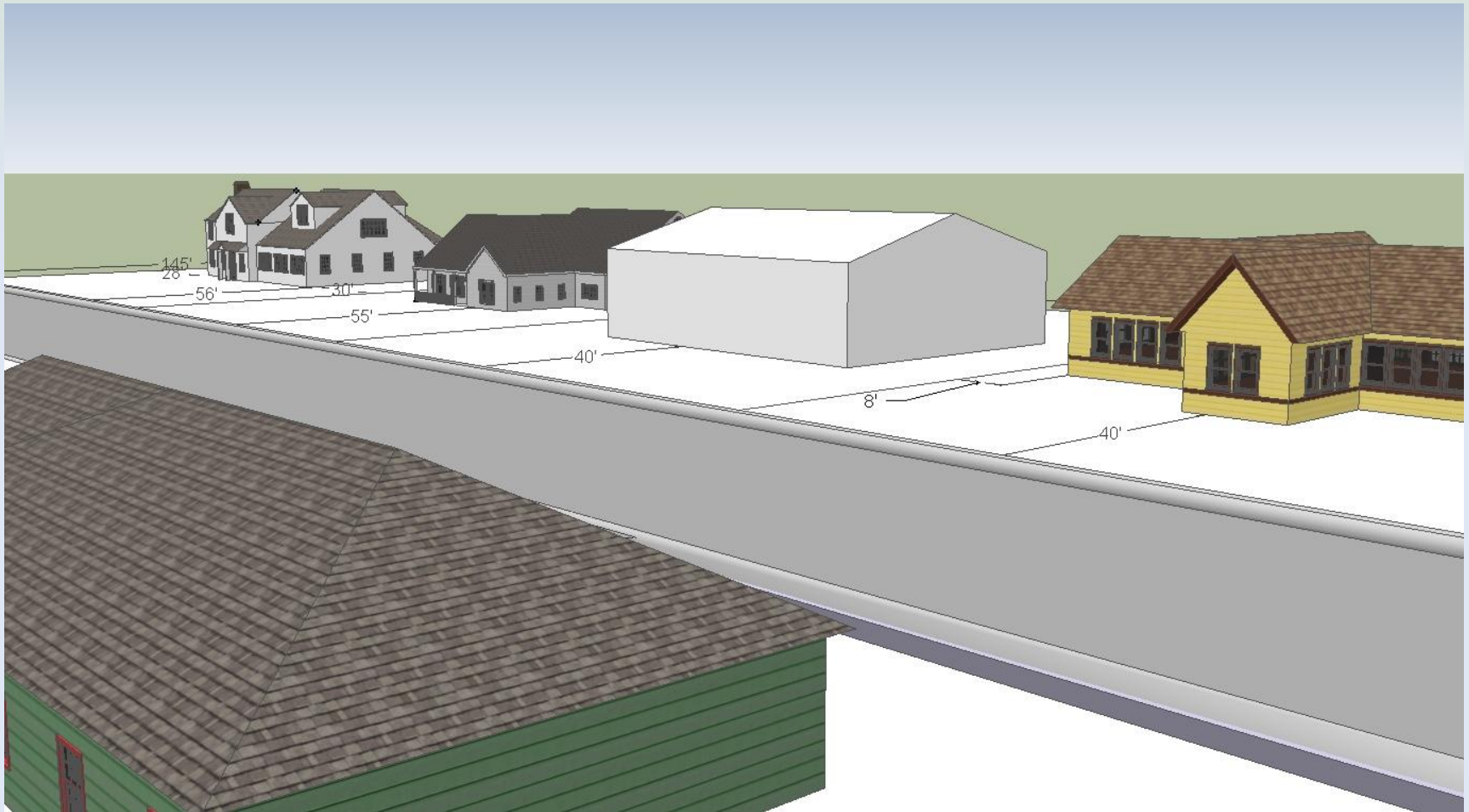
Current Regulation Buildout



Overlay Buildout



Overlay Street View



Pros

- Flexibility between streets
- Protects existing pattern of development
- Discourages changes to area
- Neighborhood initiated
- Lower initial costs
- Staff level review

Cons

- Higher potential development costs
- Limits expansion opportunities based on median
- Gradually moves things to a more similar pattern

Process

- Pre-application conference with petition organizers
- Neighborhood wide meeting to go over ordinance requirements (set up by organizers)
- Petition signatures gathered by organizers
 - Letter and copy of ordinance
- Formal application with petition
 - Need 50%+1 of property owners
- Public hearings: P&Z and City Council

NEIGHBORHOOD CONSERVATION OVERLAY

Neighborhood Conservations Overlay District

- ❖ Same Options as Prevailing, but can pick options from list
- ❖ Focuses on specific needs
- ❖ Based on study of neighborhood
- ❖ Included:
 - Committee of at least 6 property owners
 - Survey of existing conditions and characteristics

Pros

- More options
- Adjustable to neighborhood
- Neighborhood initiated
- Lower development costs
- Staff level review

Cons

- Survey required of existing conditions (cost)
- Can still limit development options
- Depending on what is included, can limit expansion
- May also move things more toward the median

Process

- Pre-application conference with petition organizers
- Neighborhood meeting to discussion what could be included (set up by organizers)
- Petition signatures collected
- Establishment of neighborhood committee
- Formal application with signed petition
- Development of criteria for study (Staff and Committee)
- Survey/study completed
- Committee determines options to include in ordinance
- Neighborhood meeting to discuss the study outcome
- Public hearing: P&Z and City Council

HISTORIC PRESERVATION OVERLAY

Historic Preservation Overlay District

- ❖ Places of historic, cultural, or architectural importance
- ❖ Regulations created specifically for District
- ❖ Ordinary maintenance – no permit needed
- ❖ Routine maintenance – review by Historic Preservation Officer
- ❖ Expansion/Demolition/Major exterior changes/New construction – review by Landmark Commission
- ❖ Applicable to:
 - ❖ Districts
 - ❖ Areas
 - ❖ Individual property

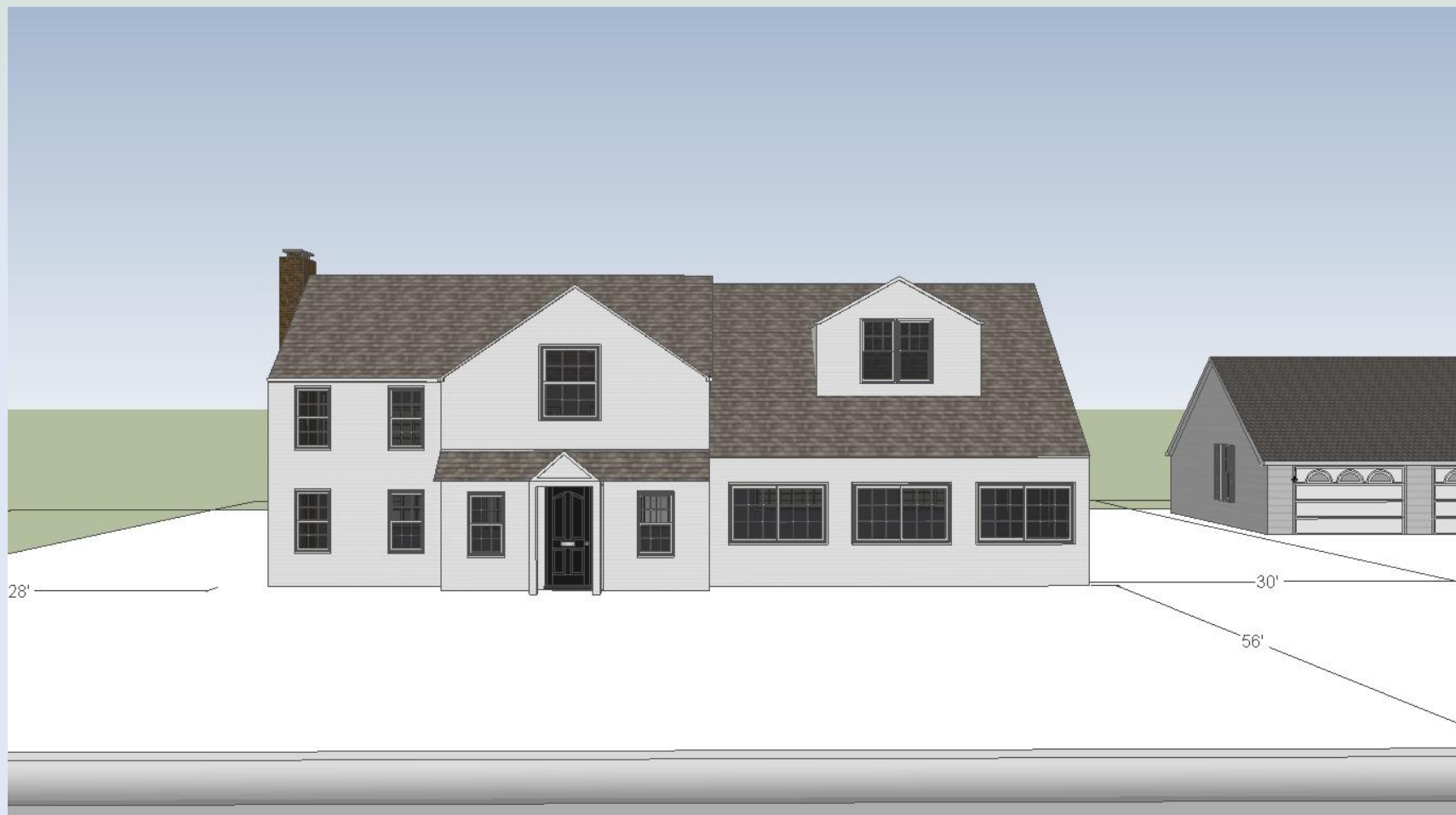
Pros

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Cons

- Regulations specific to District
- Protects historic significance
- Recognition as Historic District
- Property value
- Additional regulations
- Landmark Commission and Historic Preservation Officer involvement
- Costs to maintain and preserve historic materials

Historic Preservation



Process

- Development of Designation Report and Design Guidelines (neighborhood meetings)
- Formal application from property owners seeking rezoning (100%)

Or

- Petition to City Council to initiate rezoning (no set number)
- Public hearings: Landmark Commission, P&Z, City Council

**WHAT ASPECTS OF OAKWOOD
SHOULD BE PROTECTED OR
PRESERVED?**